

035.0

0001

0006.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
888,200 / 888,200

USE VALUE:

888,200 / 888,200

ASSESSED:

888,200 / 888,200

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39-41		HILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZEWIDIE ALMAZ	
Owner 2: DEJENE SARA & SELAM	
Owner 3:	

Street 1: 39 HILTON STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: AHMED DEJENE Y -
Owner 2: ZEWIDIE ALMAZ -
Street 1: 39 HILTON STREET
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2556 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Type Land Factor Value Price Adj Neigh Influ Mod
104 Two Family 5096 Sq. Ft. Site 0 64. 1.12 3

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					23913
104	5096.000	518,500	3,100	366,600	888,200					GIS Ref
										GIS Ref
										Insp Date
										11/01/18

PREVIOUS ASSESSMENT								Parcel ID	035.0-0001-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	518,700	3100	5,096.	366,600	888,400	888,400	Year End Roll	12/18/2019
2019	104	FV	386,400	3100	5,096.	332,300	721,800	721,800	Year End Roll	1/3/2019
2018	104	FV	386,400	3100	5,096.	315,100	704,600	704,600	Year End Roll	12/20/2017
2017	104	FV	363,200	3100	5,096.	275,000	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	363,200	3100	5,096.	234,900	601,200	601,200	Year End	1/4/2016
2015	104	FV	324,900	3100	5,096.	217,700	545,700	545,700	Year End Roll	12/11/2014
2014	104	FV	324,900	3100	5,096.	180,500	508,500	508,500	Year End Roll	12/16/2013
2013	104	FV	337,600	3100	5,096.	171,900	512,600	512,600		12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
AHMED DEJENE Y,	1523-82		3/1/2018	Estate/Div		No	No			
SEGOOL JAMES R	1330-150		12/15/2006	Change>Sale	420,000	No	No			
SEGOOL RITA T	1271-27		7/12/2003	Family		100	No	No		
SEGOOL RITA T	1081-63		8/16/1991	Family		No	No			
	1053-8		3/1/1989			1	No	No	A	

BUILDING PERMITS								ACTIVITY INFORMATION	
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	
12/13/2016	1532	Window/S	3,796	C		G8	GR FY08	cover walls in kit	
3/12/2007	137	Manual	4,000			G8	GR FY08		
2/13/2007	95	Inter-De	19,000			G8	GR FY08		
2/2/2007	73	Add Bath	16,000			G8	GR FY08	finish attic w/ 3	
12/22/2006	1109	Manual				G8	GR FY08	patch single roof	
10/20/2006	905	Manual	5,000			G8	GR FY08	RE-BUILD FRONT POR	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Total Card / Total Parcel  
888,200 / 888,200



PRIOR ID # 1:	23913
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT	
Date	Time
12/10/20	18:10:51
LAST REV	
Date	Time
04/02/19	14:40:31
apro	
2830	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**EXTERIOR INFORMATION**

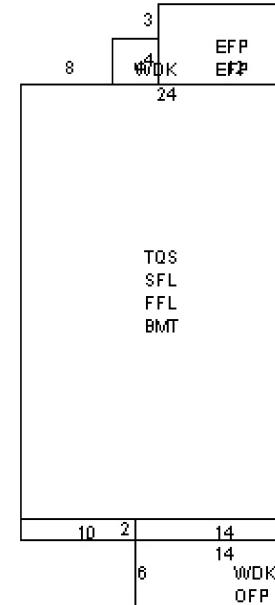
Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

TQS 3 BR 1 3/4 BATH.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.06079805
Const Adj.:	0.98145747
Adj \$ / SQ:	176.992
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636980
Depreciation:	118478
Depreciated Total:	518502

**BATH FEATURES**

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12 BRS: 6 Baths: 2 HB	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	2 12 6

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	960	176.990	169,912						
BMT	Basement	912	53.100	48,425						
FFL	First Floor	912	176.990	161,417						
TQS	3/4 Story	684	176.990	121,062						
EFP	Enclos Porch	168	42.630	7,161						
OPF	Open Porch	112	30.650	3,433						
WDK	Deck	100	15.700	1,570						
	Net Sketched Area:	3,848	Total:	512,980						
Size Ad	2556	Gross Are	4076	FinArea	2556					

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1922	28.89	T	40	104			3,100			3,100

More: N

Total Yard Items:

3,100

Total Special Features:

Total:

3,100